

**Minutes Of The  
Tyler Rural Settlement District Plan Task Force Meeting  
Of October 12, 2005**

**Location:** Jeffersontown Public Library

**Time:** 6:00 PM

**Task Force Members Present:**

Don Reid  
David Kaelin  
Councilman Stuart Benson  
Carolyn Cromer  
Steve Baldock

**Staff and/or Consultants**

**Present:**

Chris French, AICP, PDS  
Steve Sizemore, Planner I, PDS  
Kevin Warner, John Carman & Associates

**Others Present:**

Nathan Cole

**Absent**

Charlie Gary, John Buschermohle, Bob  
Gaddie, Steve Porter

**Agenda Item No. 1 – Introductions**

Kevin Warner of John Carman & Associates welcomed everyone and had each attendee introduce themselves.

**Agenda Item No. 2 - Review Vision Statement and Priorities**

Mr. Warner reviewed the vision statement and the priorities as discussed in the previous meeting.

**Agenda Item No. 3 – Review Site Analysis and Assessment**

Mr. Warner reviewed the series of analysis maps including property and land use, natural features, infrastructure and utilities, and historic and cultural entities. A question arose about the 1000 ft. boundary and what this actually means in the planning process. PDS staff pointed out that this had been discussed as a study area for analysis and would serve to notify residents within this area about the plan process. Further discussion included that much of this area would be in a transition area between the northern more intensive industrial land use and Suburban Workplace form district and would have measures to assure appropriate transitions anyway. Carolyn Cromer asked to at least to extend analysis into this area. Chris French of PDS suggested that special district design standards may have some specific transition standards related to the suburban workplace but that there are no transition standards between neighborhood form district and other primarily residential forms (such as village and traditional neighborhood). Mr. French pointed out that the Planning Commission may request as part of the special district standards related to transition of more intense

adjacent uses such as commercial and/or multi-family residential adjacent to the special district.

Further map review included infrastructure and utilities. During this discussion, the question regarding the status of the Plantside Drive and Gene Snyder interchange arose. PDS said they would inquire about these transportation planning projects.

#### **Agenda Item No. 4 – Development/Preservation Maps**

Mr. Warner presented a series of analysis maps built on prior existing conditions analysis. These included the Development Suitability Map and Development Yield Map. He led the task force through provided handouts, which include the yield numbers and maps showing potential build out scenarios under current conditions and zoning allowances and compared them to a yield based on environmental constraints and land suitability. Further discussion centered on conservation subdivisions and how this would work, particularly around issues such as parking and open space management.

#### **Agenda Item No. 5 – Preliminary Schematics**

Mr. Warner presented a series of maps portraying potential future land use alternative options. These were based on existing conditions and future speculation. The maps included a range of alternatives from more conservative to more advanced. Questions about the alternatives included such as where future commercial would go, how much commercial, and could mixed-use work and where. No decisions were made, and consensus was reached that any proposed scheme may be a mix of the scenarios presented. A general consensus among the task force members present was that commercial should not extend up Tucker Station Road, however more discussion is needed regarding commercial/mixed use along Taylorsville Road.

#### **Agenda Item No. 6 – Schedule of Future Efforts**

The next task force meeting will be held on November 30<sup>th</sup>, 6:00 PM at the Jeffersontown Public Library.

#### **Adjournment**

The meeting adjourned at approximately 7:45 p.m.